



49 High Street, Hythe, Kent CT21 5AD



**31 CASTLE ROAD,
HYTHE**

£1,100,000 Freehold

Enviably situated in an exclusive location on the cusp of the village of Saltwood, a handsome period family home occupying a generous plot and providing circa 2833 sq ft (plus the garages) of versatile accommodation including 4 reception rooms, kitchen/breakfast room, 4-5 bedrooms. Pretty gardens, 3 garages, parking. EPC D



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31 Castle Road, Hythe CT21 5HB

**Entrance Vestibule, Entrance Hall, Sitting Room, Family Room,
Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Wet Room,
Four Double Bedrooms (one with dressing room, two sharing a Jack &
Jill en-suite bathroom), Shower Room,
Double Garage, Single Garage, Ample Parking, Gardens**

DESCRIPTION

An enchanting period house in a particularly desirable location on the cusp of the village of Saltwood. The property has been significantly improved for the current owners, not least of all having been reroofed, and now offers particularly comfortable accommodation which has been designed to compliment a modern lifestyle and totals circa 2833 square feet (plus the garages).

The accommodation, which exudes charm and character with a wealth of original features, is beautifully presented in a contemporary style and comprises a welcoming entrance hall leading to the capacious sitting room with a cosy open fire, a beautiful open plan kitchen/dining/living space leading to a separate utility room, family room (potential fifth bedroom), dining room leading to the study and a wet room. On the first floor there are four double bedrooms, one with a dressing room and two sharing an en-suite bathroom, there is also a shower room.

The house occupies a generous plot with a sweeping carriage driveway to the front accessing the detached double garage and adjoining single garage and to the rear the level lawned garden enjoys a westerly aspect and provides a delightfully tranquil environment in which to relax and dine alfresco.

SITUATION

This unique property is situated in an exclusive location on Castle Road from where a pedestrian walkway (Church Hill) leads down to North Road and in turn, the town centre. It is also a relatively short walk from the centre of Saltwood with its pretty village green, local shop, Michelin starred restaurant, public house, historic church and castle. There are two excellent primary schools within only a short walk and Brockhill Performing Arts College is only a little further. There are two highly regarded Grammar Schools in Folkestone with a regular bus service providing access to both.

Hythe is well served with 4 supermarkets (including Waitrose, Sainsbury & Aldi) and enjoys a vibrant High Street with its range of independent shops, boutiques, cafes and restaurants. There is a variety of sports and leisure facilities in the vicinity, including sailing, tennis, bowls, cricket and squash clubs etc. together with the Hotel Imperial Leisure Centre and two golf courses. Commuting links are excellent with the motorway network (M20 Junction 11) 3 miles distant, main line railway station at Sandling 2 miles, the Channel Tunnel Terminal 4 miles, the ferry port of Dover 10 miles and Ashford International Passenger Station 12 miles. The High Speed Link is available from both Folkestone (5 miles) and Ashford (12 miles) with journey times to St Pancras of around 53 minutes and 38 minutes respectively (all times and distances are approximate).



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a substantial panelled door with glazed fanlight above, tiled floor, deep moulded cornice, pair of panelled and glazed doors to:

ENTRANCE HALL

Staircase to first floor with polished timber moulded hand rail, block and turned banister rails, terminating in a square newel post, access to understairs storage cupboard, polished timber floorboards, deep moulded cornice, radiator, doors to:

SITTING ROOM

Attractive painted timber fireplace surround with panelled detailing and carved stone insert and hearth with provision for an open fire, polished timber floorboards, deep moulded cornice, wall light points, panelled and glazed door to side, five sash windows overlooking the rear garden, radiators.

FAMILY ROOM

Polished timber floorboards, polished stone fireplace surround incorporating woodburning stove over a tiled hearth, deep moulded cornice, bay with sash windows to front, radiator.

DINING ROOM

Polished timber floorboards, panelled feature wall, pair of wall light points, deep moulded cornice, bay with sash windows to front, shelved storage cupboard with serving hatch to kitchen above, radiators, door to:

STUDY

Solid oak flooring, windows to front and side fitted with folding plantation style shutters, radiator.

KITCHEN /BREAKFAST ROOM

A generous space in part set beneath a double glazed atrium rooflight, comprehensive range of base cupboard and drawer units incorporating deep pan drawers, space housing freestanding electric range style cooker, wine fridge, square edged

wood block worktops with coordinating upstands, tiled splashback and stainless steel extractor hood above the range, double doors opening to deep shelved pantry with automatic light, integrated eyelevel oven and microwave, contrasting island unit incorporating base cupboards with integrated dishwasher with polished wood block worktop undermounted with deep ceramic one and a half bowl butlers sink with mixer tap, recessed lighting, recess housing blue enamelled Aga, further bank of units incorporating glazed and illuminated display cabinets, tiled flooring, double glazed window and double glazed casement doors opening to and overlooking the rear garden, door to:

UTILITY ROOM

Base cupboards with space and plumbing for washing machine, roll top work surface inset with stainless steel sink and drainer unit, coordinating wall cabinets, wall mounted Worcester gas fired boiler, tiled floor.

CLOAKROOM

Hanging for coats, sash window to rear, tiled floor, door to:

WET ROOM

Close coupled WC, wall hung wash basin, rain-head shower with separate handheld attachment, tiled floor, tiled walls, recessed lighting, extractor fan, sash window to rear, heated ladder towel rail.

FIRST FLOOR LANDING

Sash windows to front above the stairwell, door to **walk-in storage cupboard** fitted with hanging rail and shelving, doors to:

BEDROOM

Built-in wardrobe cupboard, feature half panelled wall, bay with sash windows to rear overlooking the garden, radiator.

BEDROOM

Range of fitted wardrobe cupboards, bay with sash windows to front, radiator.



SHOWER ROOM

Fitted with a contemporary suite comprising twin sized tiled shower enclosure with thermostatically controlled rain-head shower with separate handheld attachment, pair of wall hung wash basins with illuminated mirror above and vanity drawers below, close coupled WC, two sash windows to rear overlooking the garden, wall mounted heated ladder towel rail.

BEDROOM

Range of fitted wardrobe cupboards, bay with sash windows to front, radiator, door to:

EN-SUITE BATHROOM

Panelled bath with mixer tap and handheld shower, low level WC, pedestal wash basin, two obscured double glazed windows to side, wall mounted heated ladder rack towel rail, deep built-in heated linen cupboard housing pressurised hot water cylinder, door to:

BEDROOM

Pair of sash windows side, radiator, door to:

DRESSING ROOM

Built in wardrobe cupboards, dormer with double glazed windows to rear, further window to side, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a brick built wall with a pair of

openings leading to the sweeping gravelled carriage driveway which provides off-road parking for numerous vehicles and access to the detached double garage. There are areas of lawn and borders planted with variety of mature shrubs including hypericum, laurel, hebe, pittosporum and photinia. Directly to the rear of the house is a generous terrace which has been tiled in a geometric design and extends to the remainder of the garden which is laid extensively to lawn edged by various borders stocked with a variety of shrubs, herbaceous and other plants. Within the garden is a timber framed storage shed and a greenhouse. To the side of the house is a further paved patio area.

DETACHED DOUBLE GARAGE

Pair of electronically operated roller doors to front, electric vehicle charging point, power and light, personal door to side.

SINGLE GARAGE

Roller door to front, window side, power and light.

EPC Rating Band D

COUNCIL TAX

Band F approx. £3321.72 (2024/25)
Folkestone & Hythe District Council.

VIEWING

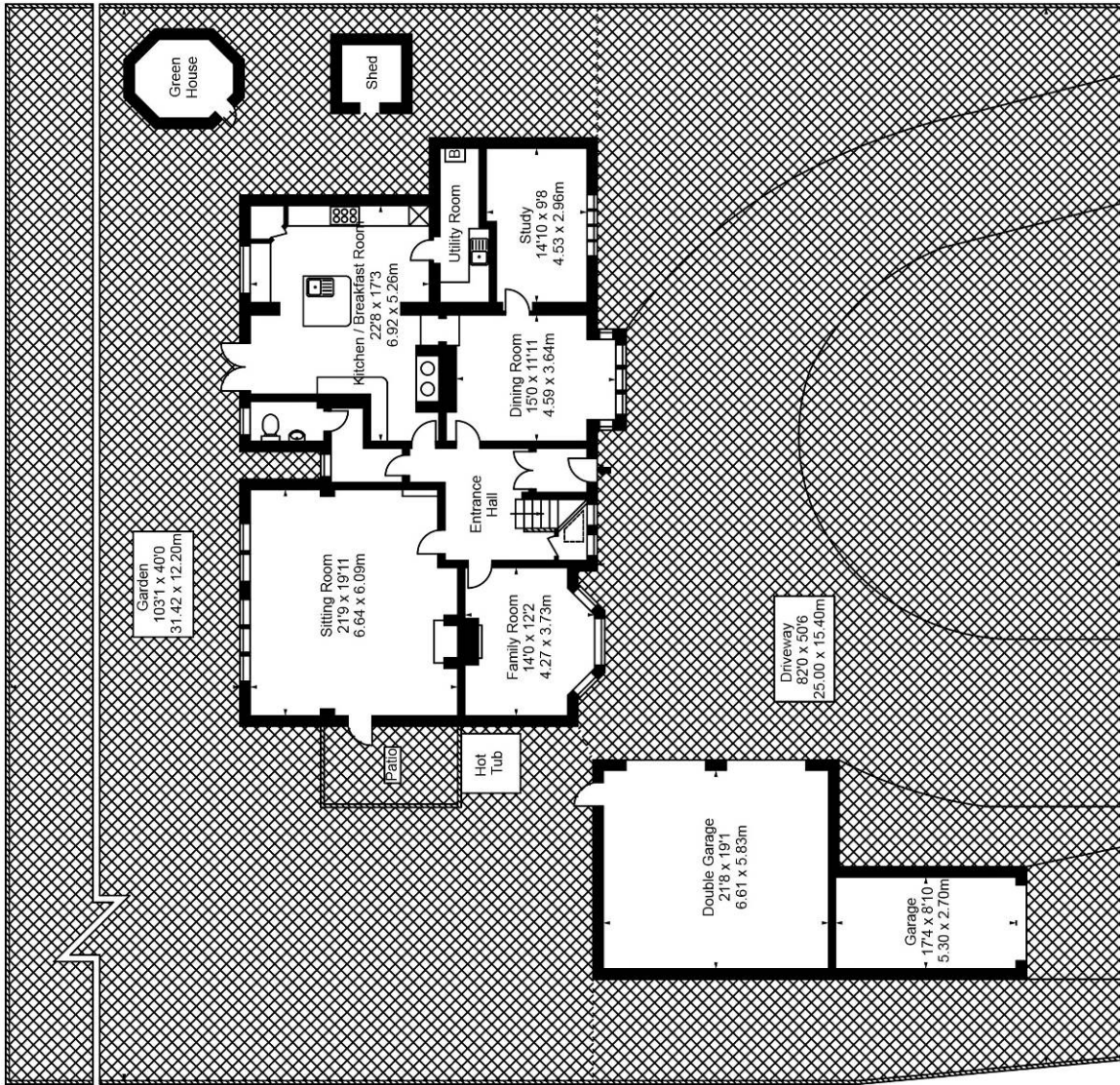
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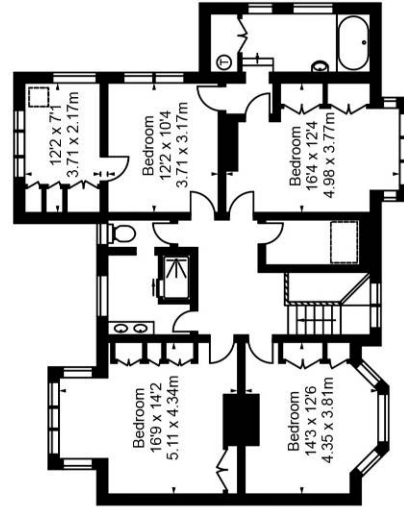


31 Castle Road, Hythe

Approximate Gross Internal Area :-
 Ground Floor :- 153.07 sq m / 1647 sq ft
 First Floor :- 110.15 sq m / 1186 sq ft
 Garage :- 53.37 sq m / 574 sq ft
 Total :- 316.59 sq m / 3407 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanetlk.com